

### Policy of Farm Houses

Farm houses are allowed in the rural area zone where land use is agricultural green as per MPD-2001. The following norms have been prescribed for construction of dwellings in Farm houses.

1. Size, Coverage & Height of Farm Buildings will be as under .

Sl.	Size of Farm Maximum of dwelling	Maximum No. of dwelling	floor area height of units
a.	1.0 ha and above but less than 2.0 ha	100 sqm	Single storeyed maximum height 6m.
b.	2.0 ha and above	150 sqm.	Single Storeyed maximum height 6m.

- Set back in dwelling houses iron boundary line of the property is required 15 mt.
- Where property abutts on Urban road the dwelling house building should be set back from the centre line of that road by 60mt. where property abutts a villages road the building set back the centre line of that road should be 30mt.
- Approach road should be a shrai-aam of which at least 12' -0" width should be metalled surface (W.B.M.)
- when the approach road serves more than one farm house then the minimum right of way shall be 18.2mt. (60'-0")
- As per policy of the department Right of way (R.O.W.) of the road other than village road shall be 60' -0" and in case of village-road, R.O.W. of the road is maintained as 100' -0" by taking equal widening on either aide of the road. In case where R.O.W. of the road is indicated the same is ensured.
- No dwelling unit should be built within 400mts. of the right of way of any National Highway.
- Basement shall be permitted to the maximum extent of ground floor coverage.
- For various components of farm buildings specifications will be followed as per BBLs for residential buildings.
- Undertaking for handing over of land affected under the R.O.W of road/roads on non-judicial stamp paper of Rs.2/- as per appendix 'H'.
- In case of the net area of land after leaving for R.O.W. becomes less than the minimum required, such area effected under the R.O.W. of road shall be required to be handed over to M.C.D. free of cost before release of sanction;
- In case consolidation work is in progress in the village concerned., then N.O.C. from the consolidation officer for santon of building plan is required to be submitted.
- No objection certification from Delhi Administration that the end is not under acquisition.

### Modernisation of Regional Research Laboratory

3841. SHRI UDDHAB BARMAN : Will the Minister of SCIENCE AND TECHNOLOGY be pleased to state :

- whether the Government are planning to modernise the Regional Laboratory (R.R.L.), Jorhat;
- if so, the details of the scheme; and
- the funds allocated therefor ?

THE MINISTER OF STATE OF THE MINISTRY OF PLANNING AND PROGRAMME IMPLEMENTATION AND MINISTER OF STATE OF THE MINISTRY OF SCIENCE AND TECHNOLOGY (SHRI YOGINDER K. ALAGH) : (a) to (c) Yes Sir. It is planned to modernise laboratories in the CSIR including the RRL at Jorhat. The Government has allocated Rs.50 crore to CSIR for the year 1997-98 for modernisation of its laboratories.

### Exploration of Gas

3842. DR. RAMKISHAN KUSMARIA : Will the PRIME MINISTER be pleased to state :

- whether the Government propose to take up fresh areas for exploration of gas in Rajasthan during 1997-98; and
- if so, the details in this regard ?

### HOW TO APPLY

Application for construction of farm house shall consist of following documents :-

- Proof of ownership of land in the form of sale deed Akash Sajra, Zama Bandi, Khaara Girdawari etc.
- Proof of existing structures and completion certification if the proposal is for addition and alterations.
- Undertaking for non-stacking of building material on public property/road in the proforma is given in Appendix 'F'.
- Application on prescribed forms;
- Certificates from supervising agencies.